

| LINE TABLE |        |                 |
|------------|--------|-----------------|
| LINE #     | LENGTH | DIRECTION       |
| L1         | 40.00' | S 39° 33' 21" W |
| L2         | 15.00' | N 51° 34' 02" W |
| L3         | 40.00' | N 39° 33' 21" E |
| L4         | 15.00' | S 51° 34' 02" E |
| L5         | 40.00' | S 39° 02' 04" W |
| L6         | 50.00' | S 51° 34' 02" E |

- NOTES:
- TOPOGRAPHY SHOWN HERE IS BASED ON FIELD SURVEY DATA.
  - BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  - PROPERTY IS CURRENTLY ZONED C-3 COMMERCIAL PER CITY OF BRYAN ORDINANCE.
  - THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THIS TRACT:  
A. CITY OF BRYAN 98/205  
B. CITY OF BRYAN 100/254
  - A PORTION OF THIS TRACTS OF LAND IS WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE FIRM MAP #48041C0185E, EFFECTIVE MAY 16, 2012.
  - THE FINISHED FLOOR ELEVATION OF ANY PROPOSED STRUCTURE(S) SHALL BE ONE FOOT ABOVE THE APPLICABLE BFE AT THE TIME OF DEVELOPMENT.
  - HIS SURVEY WAS PREPARED TO REFLECT THE TITLE COMMITMENT PREPARED BY ALAMO TITLE COMPANY, GF NO. 4041003429, EFFECTIVE DATE: 08-17-2013.

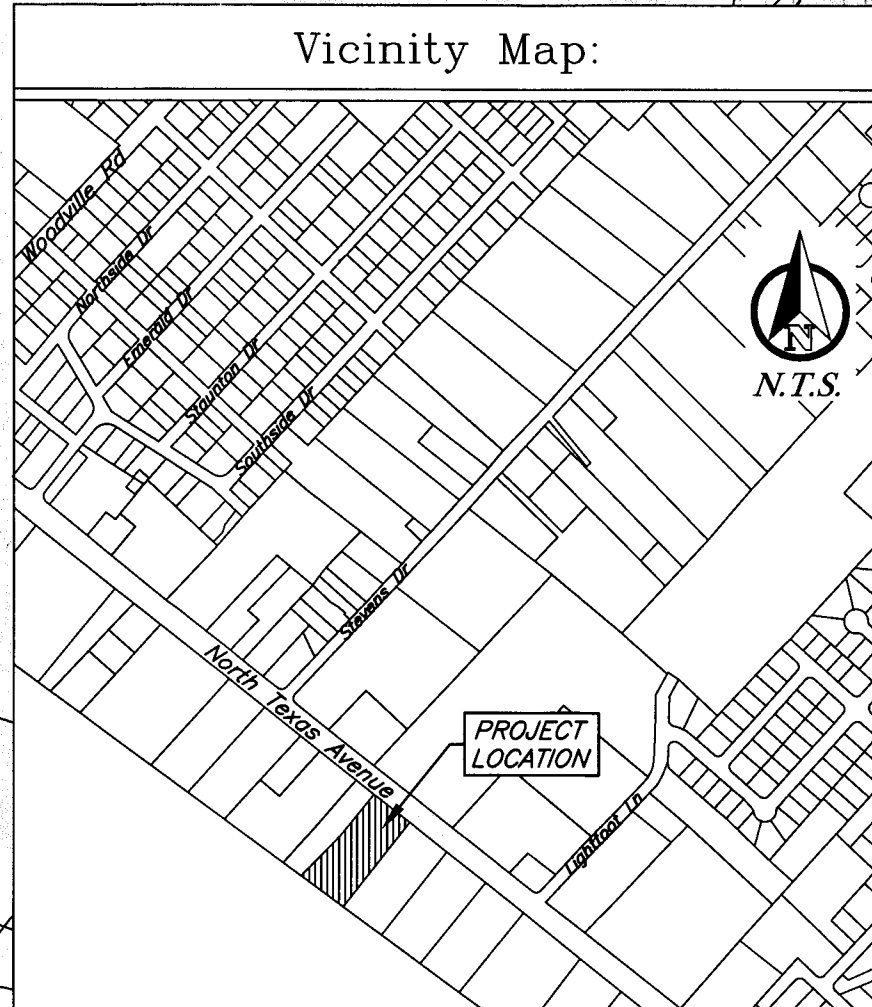
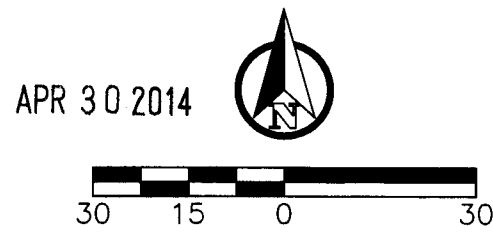
**Legend**

**Line Types**

|         |                            |
|---------|----------------------------|
| —       | Proposed Conditions        |
| ---     | Existing Conditions        |
| W-6     | Existing Water Line        |
| S-6     | Existing Sanitary Sewer    |
| GAS     | Existing Gas Line          |
| AE      | Existing Aerial Electrical |
| - - - - | Existing Contour           |
| ---     | Existing Easement          |
| ---     | Existing Storm Piping      |
|         | Existing Wood Fence        |
| ○ ○ ○ ○ | Existing Chainlink Fence   |
| xxx xxx | Existing Wire Fence        |
| ---     | FLOODPLAIN                 |
| ---     | Floodplain Boundary        |
| ---     | Property Line              |

|   |                |
|---|----------------|
| ⊙ | Light Pole     |
| ⊕ | Power Pole     |
| ⊗ | Sewer Manhole  |
| ⊙ | Sewer Cleanout |
| ⊙ | Water Meter    |
| ⊙ | Water Valve    |
| ⊙ | Hydrant        |



**PRELIMINARY PLAN**

**RBA - N. Texas Ave. Subdivision**

2.014 Acres  
Block 1, Lot 1  
Moses Baine League, A-3  
Bryan, Brazos County, Texas  
April 2014

|  |  |
|--|--|
| <b>Developer:</b><br>RBA Investments LLC<br>1598 Imperial Center Suite 2001<br>West Plains, MO 65775 | <b>Owner:</b><br>Mauro Ayala<br>21811 Pepperberry Tr<br>Spring, TX 77388                             |
| <b>Surveyor:</b><br>Kerr Surveying, LLC<br>409 N. Texas Ave.<br>Bryan, TX 77803<br>979-268-3195      | <b>Engineer:</b><br>J4 Engineering<br>PO Box 5192<br>Bryan, TX 77805<br>979-268-0567<br>TBPES F-9951 |